

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNREceis
datamill.delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Island Farm

2. Location (please be specific): approx. 0.5 miles E. of DE Rt. One, South of DE Rt. 16, at the end of Graves Farm Rd. AKA SCR 236A

3. Parcel Identification #: TM 2-35-9 Parcels 21.03 & 24.00, 4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: Broadkill Reality, LLC

Address: 1041 Andrew Drive

City: West Chester

State: PA

Zip: 19380

Phone: (610) 738-5000

Fax: (610) 738-3921

Email: lisa.pizzi@hitechns.com

6. Applicant's Name: Broadkill Reality, LLC

Address: 1041 Andrew Drive

City: West Chester

State: PA

Zip: 19380

Phone: (610) 738-5000

Fax: (610) 738-3921

Email: lisa.pizzi@hitechns.com

7. Project Designer/Engineer: Doug Warner, P.E.; Duffield Associates, Inc.

Address: 128 West Market Street

City: Georgetown

State: Delaware

Zip: 19947

Phone: (302) 854-0100

Fax: (302) 854-0105

Email: dwarner@duffnet.com

8. Please Designate a Contact Person, including phone number, for this Project: Doug Warner, P.E. (302) 854-0100

Information Regarding Site:

- | | |
|--|------------------------------------|
| 9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review
<input checked="" type="checkbox"/> Subdivision | |
| 10. Brief Explanation of Project being reviewed:
Cluster development on agricultural land zoned AR1. | |
| 11. Area of Project(Acres +/-): 219± acres | |
| 12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1
<input type="checkbox"/> Investment Level 2 <input type="checkbox"/> Investment Level 3 <input checked="" type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing
(Sussex Only) | |
| 13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
N/A | |
| 14. Present Zoning: AR1 | 15. Proposed Zoning: AR1 - Cluster |
| 16. Present Use: Agricultural Row Crops | 17. Proposed Use: Subdivision |
| 18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
Agricultural | |
| 19. Comprehensive Plan recommendation:
If in the County, which area, according to their comprehensive plan, is the project located in:
New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/>

Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input checked="" type="checkbox"/>
Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/>
Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> | |
| 20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)
Service Provider Name: Artesian Water Company, Inc.

Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No** What is the estimated water demand for this project? 100,000 gpd
** Specific water supply arrangements have not been made
How will this demand be met? Wells with the utility. | |
| 21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility)
Service Provider Name: Artesian Water Company, Inc. | |
| 22. If a site plan please indicate gross floor area: N/A | |
| 23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use | |
| 24. If residential, indicated the number of number of Lots/units: 244 Gross Density of Project: 1.13 Net Density 1.66
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. | |

25. If residential, please indicate the following:

Number of renter-occupied units: 0 (It is not anticipated the renting would be prohibited)

Number of owner-occupied units: 244

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units (Housing is not anticipated to be targeted)

☐ First-time homebuyer – if checked, how many units

☒ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 0%

Square Feet: Incidental

Proposed Use: % of Impervious Surfaces: 16.4%

Square Feet: 1,572,000 SF = 36± AC

27. What are the environmental impacts this project will have? Take agricultural land out of production, provide reforestation and meadow restoration/establishment of existing momo-crop agricultural farm land.

How much forest land is presently on-site? 12± AC How much forest land will be removed? None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Due to the known fact that Delmarva Fox Squirrel are in the area, a habitat assessment will be completed.

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dqs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No Area shown as fair.

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☒ Yes ☐ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No** If "Yes," please include this information on the site map. The entire site is within the 100 year flood zone AE. **Flow rate will be controlled

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☒ Tidal Acres 72±

☒ Non-tidal Acres 6±

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No Delineation is in the process, but has not been surveyed.

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No A Jurisdictional Determination will be requested.

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☒ Yes ☐ No If "Yes", describe the impacts: Current access is over a short length of culvert. Improvements are anticipated, which may impact a small area of wetlands.

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No Walking and bike trails and lot grading

30. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)
If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Broadkill River, Un-named tributary.
Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe: Road crossing, Walking trail, other miscellaneous, lot grading.
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please list name:
32. List the proposed method(s) of stormwater management for the site: Bio-filtration, Buffer Strips, detention, infiltration
Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Perennial stream, natural drainage swales, wetlands
Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
33. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 132 Acres Square Feet
Open space proposed (not including stormwater management ponds and waste water disposal areas) 127 acres/Sq ft.
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Mixed and includes passive and active recreation, trail areas and nature set aside/wildlife habitat.
Where is the open space located? Open space is spread throughout the subdivision.
Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The subdivision is isolated off main road by 1/2± mile.
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
35. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they? Issue has not been raised.
36. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Acres on-site that will be permanently protected 3.6± AC
Acres on-site that will be restored 15± AC Forest, 10± AC Meadow
Acres of required wetland mitigation 0.16
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Bio-filtration swales, buffer strips, wet and/or dry ponds, infiltration.
Buffers from wetlands, streams, lakes, and other natural water bodies 50 feet min.
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Site is located on the Broadkill River, is surrounded by on-site and off-site perennially wet marsh and is located close to a national wildlife refuge and bird sanctuary.

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 2,335

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 5%±

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.: There is one road (Graves Farm Road – SCR 236A) connecting the subdivision to DE Rt. 16. Graves farm road is approximately ½ mile in lenth. The proposed width will be improved to 24 ft. The specific road section will be determined in consultation with DelDOT.

40. Will the street rights of way be public, private, or town? Private

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. None known. Prefer no connection.

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No An archeological and cultural survey
Is currently being done.
Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No Currently being completed.

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No**
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

** No archeological sites have currently been identified.

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☒ Yes ☐ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☒ Yes ☐ No If yes, please List them: Residential solid waste.

45. Please make note of the time-line for this project: Start of construction 2010, Buildout 2017.

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

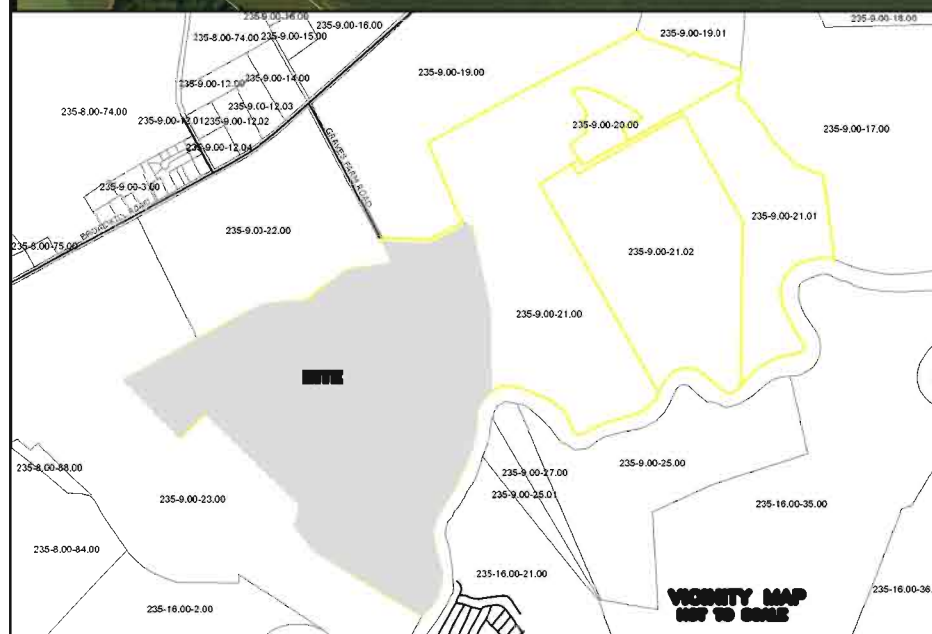
Date

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



DUFFIELD ASSOCIATES
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WILMINGTON, DE 19808-1232
211 N 13TH STREET, SUITE 304
PHILADELPHIA, PA 19107
E-MAIL: DUFFIELD@DUFFNET.COM

Legend
Routes
Roads
Subject Property
Parcels
SWMP Wetland Type
Non-Tidal
Tidal
Upland

SOURCE: Orthophotography,
State of Delaware, 2006
DRAWN BY:
MHS
CHECKED BY:
FDW
FILE:
6620.CB-ISLAND_FARM.MXD

**ISLAND FARM/
SANCTUARY**
LEWES/MILTON
SUSSEX COUNTY-DELAWARE

DATE:
September, 2007
SCALE:
1" = 300'
PROJECT NO.
6620.CB
SHEET:
1 OF 1

CONCEPTUAL USE ONLY; NOT FOR CONSTRUCTION
NOTE: PROPERTY LINES AND ACRAGE APPROXIMATE
AND SUBJECT TO A PROPERTY SURVEY AND TITLE SEARCH.
NOVEMBER 1, 2007

BULK TABLE		ZONE AR-1 (CLUSTER)	
ITEM	REQUIREMENTS/ALLOWED	PROVIDED	
LOT SIZE	MINIMUM 1/4 AC. 5,280 SQ. FT.	54,120 SQ. FT. MINIMUM	7,200 SQ. FT.
LOT AREA	MINIMUM 1/4 AC. 5,280 SQ. FT.	54,120 SQ. FT. MINIMUM	7,200 SQ. FT.
LOT AREA	MINIMUM 1/4 AC. 5,280 SQ. FT.	54,120 SQ. FT. MINIMUM	7,200 SQ. FT.

NOTE: LOT AND ROAD CONFIGURATIONS, NUMBER OF UNITS SUBJECT TO THE FINDINGS OF A PROPERTY AND TOPOGRAPHIC SURVEY, NATURAL RESOURCE DETERMINATION AND APPROVAL, STORM WATER ANALYSIS AND PLANS, SANITARY SEWER DESIGN AND PLAN. THIS PLAN IS FOR DISCUSSION PURPOSES ONLY AND NOT FOR CONSTRUCTION, CONSTRUCTION ESTIMATION, OR SUBMISSION TO ANY APPROVAL AUTHORITY.

ALL ROAD RIGHT OF WAY WIDTHS ARE 30 FEET WITH A 16 FOOT TRAVELED WAY.

OPEN AREA FOR PASSIVE/ACTIVE RECREATION AND OR STORM WATER MANAGEMENT.

CONCEPTUAL TRAIL LOCATION(S)

Preliminary Land Use Service (PLUS)

Island Farm
2007-11-07

- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

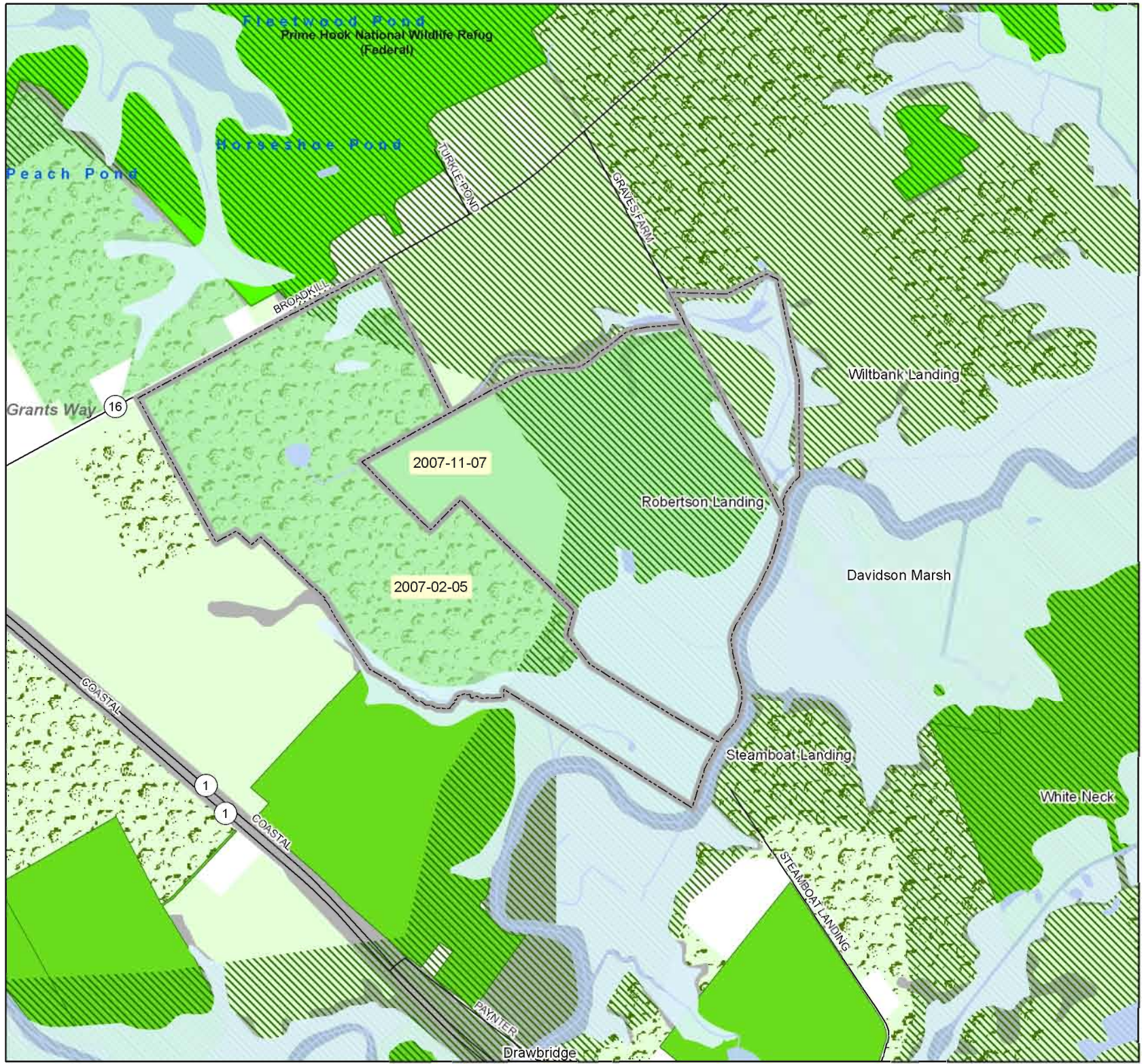
Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

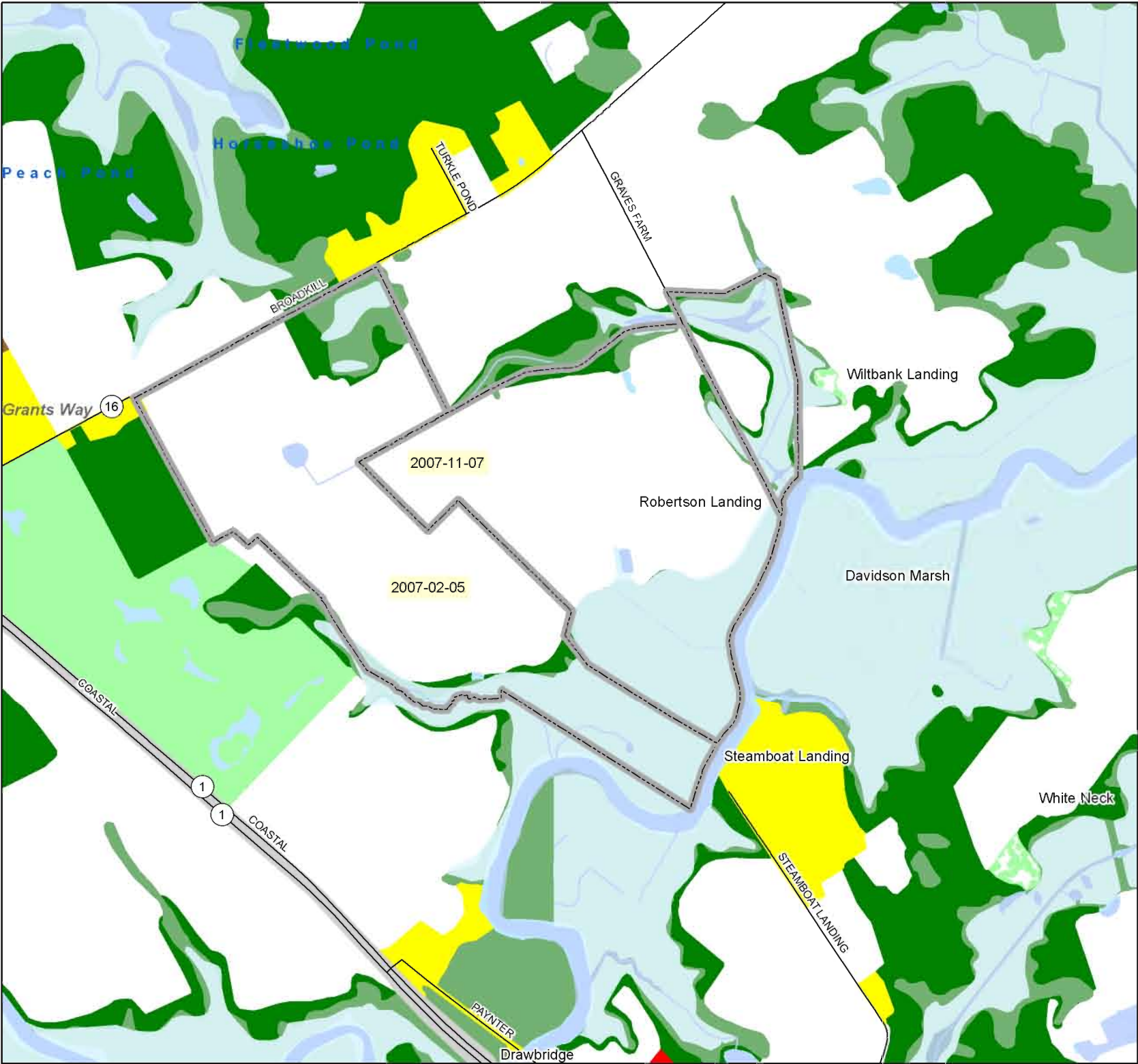
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Preliminary Land Use Service (PLUS)
Island Farm
2007-11-07



-  Project Area
 Municipalities
- 2002 Land Use/Land Cover**
-  Residential
 -  Commercial/Urban
 -  Industrial
 -  Trans./Comm./Utilities
 -  Institutional/Governmental
 -  Recreational
 -  Agriculture
 -  Scrub/Clear Cut
 -  Forest
 -  Water
 -  Wetlands/Wet Woods
 -  Beach/Sandy Area
 -  Extraction/Transition

Feet
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1:15,000

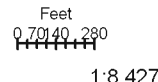


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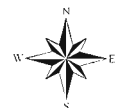


**Preliminary Land
Use Service (PLUS)**
Island Farm
2007-11-07

-  Project Area
-  Municipalities



1:8,427



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